

Kaka'ako Connection

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NEW RESIDENTIAL/COMMERCIAL PROJECT GRANTED PERMIT

The Hawaii Community Development Authority (HCDA) has given its approval for the development of a new residential and commercial complex at 1288 Ala Moana Boulevard. M.K. Management, LLC, the developer of the project called Hokua, was granted a Planned Development and Joint Development permit at the HCDA's November 13, 2002 meeting. The Project, located along Ala Moana Boulevard between the Nauru Tower and the IBM Building, will be a mixed-use complex that will have a 40-story residential tower oriented toward the ocean and some low-rise commercial and retail uses that are oriented towards the street frontages. An open space plaza will be located along Queen Street to provide physical linkage with the adjacent Queen Street Makai Park planned for development by the HCDA.

The luxury residential tower will have 248 units including 196 two-bedroom units with an average unit size of 1,650 square feet. There will be 49 three-bedroom units with an average unit size of 2,490 square feet. Unit prices are estimated to range from \$600,000 to \$1,200,000 for units below the 35th floor, with prices starting at \$1,400,000 for units on the 35th floor and above. The retail and commercial uses in the Project are designed to complement the streetfront shopping and dining experience along Auahi Street. The open space plaza will encourage pedestrians to visit the project's commercial spaces, and allow them to enter the Makai Park directly from the Project.

M.K. Management, LLC has entered into a joint development agreement with HCDA to develop a portion of the Makai Park that is located next to the Project. In exchange for receiving approximately 68,000 square feet of additional floor area in the Project, the



Hokua at 1288 Ala Moana rendering

developer has agreed to pay HCDA \$100,000 and to design and construct approximately one-half acre of the Makai Park, in addition to paying a public facilities dedication fee. This joint development will result in a park that will be more visible and accessible to the public. The developer is planning to start construction on the Hokua project in the first quarter of 2004. Construction is anticipated to take 24 months to complete.

UH JABSOM GROUNDBREAKING CELEBRATES AN IMPORTANT PROJECT FOR THE STATE OF HAWAII

Governor Ben Cayetano and other state officials participated in a groundbreaking ceremony for the University of Hawaii John A. Burns School of Medicine (JABSOM) on October 24, 2002. In addition to revitalizing the UH medical school program, the \$150 million new JABSOM complex is envisioned as an economic engine for the state that will create quality jobs, increase biomedical research activity and be a stimulus for a strong biotechnology industry in Hawaii. Construction work has begun on the project that will include educational and medical research facilities on 9.1 acres



Rendering by Architects Hawaii Ltd., courtesy of the UH JABSOM.

strategically located in the Kaka'ako Waterfront area. The JABSOM campus is designed as a low-rise complex of buildings that will

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AUNTY GENOA KEAWE REMEMBERS KAKA'AKO

(We continue our series of columns in which former residents and employees of Kaka'ako reminisce and share their memories of the Kaka'ako District. If you would like to contribute to this column, please call the newsletter editor at 587-2870.)

At the recent Kaka'ako Ocean Fest, the legendary entertainer Aunty Genoa Keawe donated her time and talents to sing and to share her memories of Kaka'ako. She was born 84 years ago and raised in Kaka'ako. Aunty Genoa remembers the area as predominately flat, white coral fields with brush, except for a little section with a cluster of homes and small buildings.

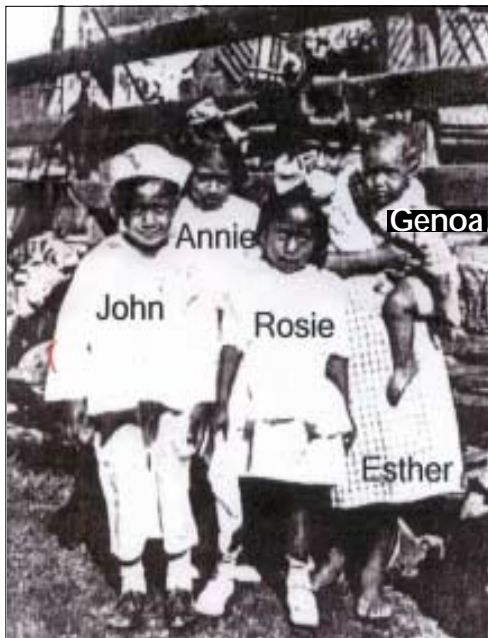
Her birthplace was in a home that was part of a cluster of homes along Kapiolani Boulevard. The homes spanned what is now known as the TheoDavies Car Dealership through McKinley School. Old-timers may know the area as the Hustace Peck Stable. Grain bins were located at the Diamond Head corner where people would come to buy grain for their cattle and horses.

At age 10, Aunty Genoa's family moved to La'ie for her teenage years since it was tough for her mother to raise the children in town as a single parent. Eventually she married Edward Puniwai Keawe-Aiko and lived with her in-laws in Kahana Valley on Oahu. She later returned to her neighborhood and raised her small family on Miller Street.

Although her musical talent began in La'ie, she took on a dare from her neighbors one day to sing a song on Johnny K. Almeida's radio show. This first song was a birthday tribute to her niece Momi Bee (Kahawaiolaa). That first song was "For You A Lei". It was then that her musical career began.

Aunty Genoa has fond memories of the people and places in Kaka'ako. Do you remember:

- The KONA-TV Station was located across the street from the refuse collection yard on Koula Street. It was the home of the famous Lucky Luck TV Show and Genoa Keawe's Lanai.
- Kewalo Inn was located at Ala Moana Boulevard and Ward Street. The Don McDiarmid Sr. Band performed there and gave Alfred Apaka his early start as a solo vocalist. Don McDiarmid Jr. is the record producer that recorded Party



Hulas and Luau Hulas in the early 60s. These recordings are still the tops 42 years later and contain "Alike", Aunty Genoa's signature song.

- Tahiti Hut, where a thousand pounds of melody was played with the Kalima Brothers (Jessie Kalima and his brothers) at King Street and Ward Avenue.
- KGU Radio was located at the corner of Kapiolani Boulevard and South Street, what we know now as the Hawaii Newspaper Building. Aunty Genoa remembers first listening to a live radio broadcast from that Kaka'ako location. Aunty Alice Namakelua, John K. Almeida, his son Pua Almeida, Lena Machado, Sam Alama, the Honolulu Rapid Transit Boys with Agnes Weisbarth and many others played music there.
- Kawaiaha'o Cemetery – Families would spend decoration day (Memorial Day Eve) at the gravesites. They would pitch tents and prepare food and play music together. There would be many different groups of families and musicians just sharing special memories and songs of loved ones who

passed away.

- Armstrong Laundry on Ala Moana Street where her mother worked.
- Pohukaina School on Pohukaina Street, where the young Genoa attended grade school.
- Across from Pohukaina School is Mother Waldron Park, Aunty Genoa's playground.
- Star Market – on Lana Lane and Cooke Street.
- Holy Ghost Catholic Church on Kamani Street.
- Aunty Genoa's family also lived on Keawe Street, Coral Street and on Magoon Block, between Queen Street and Marmion St.

Aunty Genoa Keawe would like to express her appreciation to her Heavenly Father and to you for your interest in joining her in sharing these cherished memories.



Aunty
Genoa
Keawe

UH JABSOM GROUNDBREAKING *(Continued from page 1)*

complement the adjacent Kaka'ako Waterfront Park. Extensive landscaping and on-site seating areas will be provided in a central courtyard.

The first phase of the facility will include an Education/Administration Building and a Biomedical Research Building (including a child care center, fitness center and a central mechanical plant), totaling approximately 317,225 square feet. The complex is scheduled to open in Fall 2005. The second phase will include a research center and a parking structure containing 363 stalls. The UH anticipates developing additional stalls at an off-site location.

Speaking at the ceremony, Governor Cayetano said, "What's happening here today is not just the dedication and groundbreaking of a new medical school. It will also include a research center that is going to provide Hawaii with the kind of jobs that we don't have enough of, that is, the highly skilled research jobs that we see at universities, bioscience, medical and high tech parks all over the country."

"This is the beginning of the revitalization of Kaka'ako," said Dr. Edwin C. Cadman, JABSOM Dean. "The medical school will bring new jobs and dollars into this region of Honolulu. This is a wonderful opportunity for the University, the City of Honolulu and the State of Hawaii to capitalize on discoveries that will be made by our faculty at the medical school, the Cancer Research Center and the Pacific Biomedical Research Center and other university laboratories. Each discovery will form the foundation for the biotechnology center for Hawaii in Kaka'ako. If we do this right through private-public partnerships, we can create a bioscience park in Kaka'ako that will bring new dollars into the region and create new jobs and provide space for new businesses and companies to grow. This (project) is about the revitalization of Kaka'ako and nurturing a new industry for Hawaii that will help diversify our economy."

UH President Evan Dobelle told the audience that the first purpose of the JABSOM will "always be to care for the people of

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FIRST ANNUAL KAKA'AKO OCEAN FEST OFFERS A DAY OF FUN FOR THE FAMILY

The public came to enjoy the first annual Kaka'ako Ocean Fest held on Saturday, October 26, 2002 at Kaka'ako Gateway Park. The event, sponsored by the Children's Discovery Center, was intended to invite people back to the park, now that construction en route to the park, on Ilalo Street, is nearly complete.

The Kaka'ako Ocean Fest was a day of fun under the sun for the whole family. The event featured games, a farmers market, surfing lessons with Hans Hedemann, tours of Kaka'ako with Auntie Genoa Keawe, cooking demonstrations with Bill Bruhl of Ryan's Bar & Grill, and "make-and-take" crafts (including fish printing, pressed seaweed greeting cards and ocean finger puppets). The Ocean Fest also offered great foods such as Tsukenjo's plate lunches, Papa Johns Pizza, Meadow Gold Dairies treats, Coca Cola, ogo dishes and more.

According to Loretta Yajima, President and CEO of the Children's Discovery Center, "The first annual Kaka'ako Ocean Fest was a great success! We are deeply appreciative of all of our volunteers, including many members of the Kaka'ako Improvement Association, who worked so hard to make this event possible. Thanks also to our sponsors and all of those individuals and participants who gave their time and talents to this event. The families who came had a wonderful time, and that is the greatest measure of our success!"



UH JABSOM GROUNDBREAKING *(Continued from Page 2)*

Hawaii. It will always be a place for Hawaii's students to receive a world-class medical education with a uniquely Pacific character." Dobelle added, "Producing excellent doctors and medical professionals is not the only function of a medical school. A mature University commits itself not only to the passing of knowledge from teacher to student but also to the discovery of new knowledge itself. It is a place for research and for the application of that research to the challenges of the times. With this enhanced medical facility, Hawaii will not only look to meet its own needs for medical scholarship and professionals. Our ambition is global because our identity is also global. Our State has long been called the crossroads. It has long been called a bridge between nations. Now, however, we commit Hawaii's great abundance of life and our diverse population to the service of all nations."



The groundbreaking (from left to right): UH-Manoa Chancellor Peter Englert; UH Board of Regents Chair Bert Kobayashi; Governor Ben Cayetano; UH President Evan Dobelle; Kamehameha Schools CEO Hamilton McCubbin; Senate President Robert Bunda; UH JABSOM Dean Edwin Cadman; and House Speaker Calvin Say.

Kaka'ako/Kalaeloa NEWS Briefs

FUTURE REALIGNMENT OF OHE STREET

Following a public hearing on November 13, 2002, the HCDA approved changes to the Kaka'ako Community Development District Makai Area Plan and Rules that relate to the proposed realignment of Ohe Street in the Kaka'ako Waterfront area. The amendments are aimed at improving traffic circulation within the Kaka'ako Waterfront while facilitating development in the Diamond Head portion of the peninsula. The amendments will create a larger urban green area along Ohe Street in the vicinity of the Children's Discovery Center. The realignment of Ohe Street will also allow for the development of the children's play area and public plaza envisioned in the Kaka'ako Waterfront Park Master Plan. The proposed roadway layout includes a realigned Ohe Street connecting Ilalo and Olomehane Streets in an "S" curve configuration. Koula Street, between Ilalo and Olomehane Streets, is proposed to be closed and all streets between Ala Moana Boulevard and Ilalo Street are to remain open.

MARINE RESEARCH COMPLEX ON KAKA'AKO WATERFRONT

The Authority will enter into exclusive negotiations with KUD International LLC (KUD) for the leasing of land for a marine research complex on the Kaka'ako Waterfront. KUD has proposed to lease about 10.4 gross acres of land at the Point Panic area of the Kaka'ako Waterfront from the State to develop a complex that would include an aquarium of approximately 125,000 square feet. The facility would incorporate the existing Waikiki Aquarium, as well as marine research facilities operated by the University of Hawaii, such as the Pacific Biomedical Research Center. KUD estimates that the complex would cost approximately \$200 to \$250 million, not

including parking, site preparation and land costs. The development cost will be funded through private funds. KUD has requested that the site be leased to KUD or its nominee for a term of 50 years. The lease will include provisions for developing, operating and financing the complex. The HCDA will negotiate with KUD for a one-year period.

REDESIGNATION OF LAND USE AT KALAELOA

The HCDA has redesignated the land use for the Sewage Lift Station at Kalaeloa (Lot 13071-B) from "Park" to "Public Facilities". This redesignation will allow the City Department of Environmental Services (ENV) to use the sewage lift station to help provide wastewater services at Kalaeloa. This change in land use designation is required to allow ENV to receive conveyance of the property from the Navy. A public informational meeting on the redesignation was held by the HCDA on November 7, 2002.

CORRECTION

The August 2002 issue of this newsletter contained incomplete information. Following is an update on that information.

■ Randall Fujiki, Raynard Soon and Maeda Timson, former Barbers Point Naval Air Station Redevelopment Commissioners, were added to the Authority as new members for Kalaeloa matters only.

■ Lori Ann C. Lum has been reelected as Chair of the HCDA.

HCDA member James Kometani was also re-elected to serve as HCDA Vice Chair and member Christine Camp was voted as the Authority's Secretary.

■ Member James Kometani has been reappointed to a 4-year term.

IMPROVEMENT DISTRICT 9 PROJECT CONSTRUCTION UPDATE

Ilalo Street Improvements (ID-9) Description: This \$17 million project will improve the infrastructure of Ilalo Street, from Ahui Street to Forrest Avenue (South Street). Ilalo Street is planned to be a beautifully landscaped boulevard that would serve as the principal collector street for the Waterfront at Kaka'ako and would also provide an attractive pedestrian environment. For this project, new water, sewer, drainage and underground utility systems are being installed along with the construction of a new roadway, driveways, pedestrianway, curbs and gutters. Improvements are needed to facilitate access to the Waterfront and support future development. Construction is slated for completion in December 2002. The contractor is Hawaiian Dredging Construction Company. Motorists

and pedestrians are advised to exercise caution and to follow traffic advisory signs in construction areas.

Street/lane closures:

- All intersections are open.
- Ilalo Street, between intersections, remains closed while the contractor works on the sidewalks, medians, electrical system and landscaping.
- Pfeuffer Honda's Service Department can be accessed either from Koula or Ohe Streets. The Ilalo Street entrance is closed.

(Visit the HCDA web site: <http://www.HCDAweb.org>)

THE KAKA'AKO CONNECTION

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